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TO: Mayor John R. Dennis
FROM: West Lafayette Redevelopment Commission
SUBJECT: 2010 Year End Report
DATE: December 31, 2010

INTRODUCTION:

The following year-end report was prepared in accordance with IC 36-7-14-13 by the West Lafayette Department of Development (DOD), which provides staffing and support to the West Lafayette Redevelopment Commission (Commission). This report represents the yearly summary of Commission activities and projects. The report is being submitted to the Commission for review and approval. The report upon approval will be forwarded to the Mayor.

The Commission was established in 1989 by action of the West Lafayette Common Council (Council). The membership of the Commission is by Mayoral and Council appointments that are renewed annually. In 2008, Indiana Law regarding Tax Incremental Financing and Redevelopment Commissions was changed, primarily by House Enrolled Act 1001. A provision of the law affected Commission membership that required the appointment of non-voting members representing School Boards with districts that have economic revitalization areas designated by the Commission present. Since the West Lafayette revitalization areas overlay both West Lafayette Community School Corporation (WLCSC) and Tippecanoe County School Corporation (TSC) districts, representatives from both entities were appointed to the Commission. The appointments took place in 2009. The Commission members are:

Lawrence T. Oates, President	Appointed by Council
Gary J. Lehman, Vice-President	Appointed by Mayor
Linda M. Sorensen, Secretary	Appointed by Mayor

Stephen B. Curtis	Appointed by Mayor
Diane Damico	Appointed by Council
Dottie L. Rausch (WLCSC)	Appointed by Mayor
Janet Fox Elmore (TSC)	Appointed by Mayor
Judith C. Rhodes, Treasurer	Appointed by Commission
Thomas L. Brooks, Jr.	Appointed by Commission

The Treasurer and Attorney are Commission appointed advisors and are non-voting.

Larry Oates was elected President; Gary Lehman, Vice-President and Linda Sorensen, Secretary with the offices held for a one year term.

RESOLUTIONS:

The Commission approved a total of 9 resolutions for 2010. The following summarizes those resolutions:

Resolution #	Synopsis	Amount	Fund
RC 2010-1	Appropriation – Certified Tech Park	\$794,125.00	Certified Tech Park Increment Fund
RC 2010-2	Resolution - Transfer of Funds from Contract Services to Streetscape Improvements	\$30,000.00	Levee/Village
RC 2010-3	Resolution - Establishing 2010 Budget	\$1,100,000 \$2,950,000 \$6,334,000	Sagamore Pkwy KCB Levee/Village
RC 2010-4	Resolution – Transfer of Funds from Contract Services to Park Improvements	\$50,500.00	Levee/Village
RC 2010-5	Resolution – 2011 Budget Year Determination for TIF Revenues	\$12,000,000 \$1,900,000 \$5,300,000	Levee/Village Sagamore Pky KCB
RC 2010-6	Resolution – Transfer of Funds from Road Improvements to Consulting	\$475,000	KCB
RC 2010-7	Resolution – Transfer of Funds from Contract Services to Park Improvements	\$477,637	Levee/Village
RC 2010-8	Resolution – Transfer of Funds from Consulting	\$1,100,000	Sagamore Pky

	to Land Acquisition		
RC 2010-9	Resolution – Approving Refunding Bonds, Series 2010	N/A	Levee/Village

*The Commission continues to be sensitive to staff time expended, expenses on public notices, and reducing overhead costs by establishing a yearly budget/spending plan.

DISCUSSION:

The availability of funds was not as much of an issue as past years. This is mainly due to correcting issues, at the county level, on assessments, the collection of taxes paid in 2009 and improved communication with various agencies within the county.

As previously mentioned, the State law changed primarily with the passage of House Enrolled Act 1001. The broad property tax relief provided for in the Act affected local government issues, thereby reducing future TIF funding. This will become more of an issue in the coming years as commercial property starts to experience this broad property tax relief.

Due to the combination of events and the current debt service requirements of bonded projects, the Commission did not authorize the release of Incremental Assessed Value from the three districts to be passed on to other taxing entities in the districts.

ACTIVITIES WITHIN THE TIF DISTRICTS:

LEVEE/VILLAGE:

Wabash Landing Garage: Phase IV has been completed. Phase IV consisted of addressing issues that have arisen since the garage was constructed; mainly applying water resistant coatings to structural joints and enclosing the stairwell to prevent water from entering the stairwell. A five year plan for maintenance was created for the garage by Carl Most and Sons. Regular maintenance will be essential to prevent the garage from needing major structural repairs in the near future.

Purdue Boathouse: The Purdue Boathouse, which houses the Purdue Crew Team and the City of West Lafayette's Community Boat Bay, has been completed. The crew team moved into their facility in September and the ribbon cutting/public unveiling was held in November, with over 400 people attending.

Tapawingo Park: Funds were provided to repair the skating rink in Tapawingo Park. This rink is used by over 10,000 people during the winter. Engineering started on the Wabash Heritage Trail connection.

West Lafayette Fitness Trail: This connection to the rest of the West Lafayette trail system was completed in 2010 and provides a valuable opportunity for the community to access the 17 miles of trails in West Lafayette.

Updated streetscape elements continued within the Village area. Replacement of failed pavers, street signs and furnishings were installed.

KCB:

Cumberland Avenue: The first phase of the Cumberland Avenue restoration project has been completed. The first phase starts at the intersection of Hwy 52 and ends just short of the intersection with Yeager Road. This first phase included a round-about at the intersection with Kent Avenue. Plans for Phase Two have been completed and construction is expected to begin in 2011. The second phase will stretch all the way to the intersection with Salisbury Avenue.

SAGAMORE PARKWAY:

Yeager Road: Acquisition of land necessary for the improvements to the Yeager Road corridor is underway. Strategic parcels at the intersection of Yeager Road and Northwestern Avenue have been acquired and acquisitions of other parcels are currently in various stages of negotiations.

CERTIFIED TECHNOLOGY PARK FUND (CTP):

The Commission acts as the fiscal agent for this fund and has made over \$3,770,000 worth of payment authorizations to the Purdue Research Foundation for eligible expense reimbursements. CTP funds are generated by the capture of income tax revenue generated from businesses located within the park. The Commission distributed the remaining \$794,125 to the Purdue Research Foundation.

GENERAL ECONOMIC DEVELOPMENT:

The competitive nature of the market place has caused the DOD to continue traveling to Chicago, Indy, Columbus and other markets to meet with commercial brokers, developers and companies. These visits have been successful in generating interest in West Lafayette and tours for developers that have come to West Lafayette to visit the market and look at available sites.

The long vacant and troubled former Kmart site has been acquired by a local developer and a development plan, along with potential uses, is being worked on by the developer and the DOD.

Following are some highlights from 2010:

Development

-Dow AgroSciences expanded their presence in the Purdue Research Park with the construction of a new greenhouse. The greenhouse will be used for research purposes.

-Due to the Purdue Boathouse, there is more activity in the urban area on the Wabash River. This activity will increase once the City of West Lafayette's Community Bay is up and running. The Parks Department is currently working on a list of potential uses for this bay.

-Various city departments have been working on the action items identified in the strategic plan that was presented in March of 2010. A public update of the first year results will be held in April 2011.

Greenspace

-The Sagamore West Farmers Market continues to attract new vendors and increase attendance. Last year the market produced over \$300,000 in sales and more people attended the market.

-The DOD oversaw the installation of over 300 trees in the city limits and the pruning of almost as many.

Cultural

-The DOD continues to strengthen our relationship with Purdue University by coordinating the annual Meet & Greet events for students; Chairing the West Lafayette Community Partnership Team; participating in Purdue's Campus Community Bar and Retail Committee, Boiler Volunteer Network, and other various Purdue organizations.

-The DOD continues to work with the Tippecanoe Arts Federation (TAF) to involve the arts in more areas of West Lafayette.

CDBG (Community Development Block Grant)

-Ten Public Service Agencies utilized CDBG funds in 2010. Over 3,000 people received services that include housing and support services for the elderly, domestic abuse and services that assist individuals towards the goal of self-sufficiency.

-The DOD continued to support the efforts of New Chauncey Housing Inc (NCHI) to assist income eligible individuals to purchase a home and for income eligible and elderly individuals receive needed repairs to their homes.

CONCLUSIONS AND RECOMMENDATIONS:

The Commission graciously accepts from the Mayor and Director of Development the compliment for the Commission of the continued vision for the City. The Mayor and Director continue their compliments in that over the past eighteen years the Commission has achieved an outstanding record of accomplishments for the City. These accomplishments have resulted in the creation of new jobs, and improved commerce and recreation, but more importantly, the Commission has added to the overall "sense of place" and community that is so important to all who reside in and visit West Lafayette and to attracting new businesses and residents.

The Commission is well on its way to implementing the wishes and dreams of the original and current citizen driven Strategic Plan through continued focus on the Levee redevelopment, Sagamore Parkway redevelopment and Research Park development that compliments past, present and future public investment. This investment continues to bring citizens and visitors back to the core city, Research Park and the river. This focus will continue to develop and refine the sense of place that is necessary to a community's viability.



Lawrence T. Oates, President

ATTEST:



Linda M. Sorensen, Secretary